

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND
PROPOSED DISPOSITION OF PARCELS R-7 AND R-7A
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority has previously voted to adopt a Report and Decision on the Application of Russell S. Broad and Others in which it granted permission for the applicants to form a limited partnership under the provisions of Chapter 121A of the Massachusetts General Laws for the purpose of developing said parcels with low-moderate income housing;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Tentative Designation of Brookledge Housing Corporation as Redeveloper of Parcels R-7 and R-7A is hereby rescinded.
2. That Rutland Housing Associates be and hereby is designated as Redeveloper of Disposition Parcels R-7 and R-7A in the South End Urban Renewal Area.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby determined that Rutland Housing Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

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FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: FINAL DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS R-7, R-7A
SOUTH END PROJECT NO. MASS. R-56

SUMMARY: This memorandum requests that the Authority finally designate Rutland Housing Associates as the Redeveloper of Parcels R-7 and R-7A in the South End Urban Renewal Area, and authorize the conveyance of Parcels R-7 and R-7A to Rutland Housing Associates.

Rutland Housing Associates is a limited partnership organized pursuant to Section 18C of Chapter 121A. The sponsoring group is the Massachusetts Housing Association, who will act as developer for the partnership. The Authority has previously held a public hearing on the 121A Application for the formation of Rutland Housing Associates, and has been presented today with a Report and Decision on that Application.

The Tentative Designation of Redeveloper for Parcels R-7 and R-7A was voted by the Authority on September 19, 1968 in the name of Brookledge Housing Corporation, a wholly-owned subsidiary of the Massachusetts Housing Association. Since that time, the developers have determined that the limited partnership form will be more amenable to the success of the project. It will therefore be necessary to rescind the Tentative Designation of Brookledge Housing Corporation and substitute Rutland Housing Associates as Redeveloper.

The project involves the construction of 44 units of low-moderate income housing financed under Section 221(d)(3) of the National Housing Act. A firm commitment for funding has been issued by FHA, and a closing is anticipated in the immediate future.

I therefore recommend that the Authority rescind the Tentative Designation of Brookledge Housing Corporation, finally designate Rutland Housing Associates as the Redeveloper of Parcels R-7 and R-7A in the South End, and authorize the conveyance of these parcels to Rutland Housing Associates.

An appropriate Resolution is attached.

Attachment

5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels R-7 and R-7A to Rutland Housing Associates, said documents to be in the Authority's usual form.

6. That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to accept any and all penalty bonds or other form of financial security as may be required by the terms of the Land Disposition Agreement.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).